

RETAIL FOR SUBLEASE

243 Eastern Blvd N

Kensington Commercial Center · Hagerstown, MD 21740

Sikandar Haji

424-425-4356

sikandar.haji@outlook.com



1,179 SF · TURNKEY · NEXT DOOR TO MERITUS MEDICAL LABORATORY

Front-row retail, already built out. Open the doors October 1.

Fully fitted second-generation suite in a 2020-built, ±24,000 SF center — sales floor, private office, stock room and ADA restroom finished under permit in 2025. Immediately adjacent to Meritus Medical Laboratory, one mile from Meritus Medical Center, and directly on the new Professional Boulevard.

ASKING RATE

\$20.00

PSF, NNN · CAM \$7.38 PSF

AVAILABLE

1,179 SF

Right-sized — no minimum, no partitioning needed

OCCUPANCY

October 1, 2026

Earlier by arrangement

- 01 Zero build-out.** New LVP flooring, finished walls, LED lighting, storefront glass, private office, stock room and ADA restroom — all in place and permitted.
- 02 New four-lane access.** Professional Boulevard, opened July 21, 2026, now runs from the center east to Robinwood Drive and the Meritus campus.
- 03 Medical draw at the door.** Meritus Medical Laboratory is the adjoining suite; Meritus Medical Center, its osteopathic medical school and Hagerstown Community College sit within two miles.
- 04 Flexible term.** Sublease through March 2031 at the center's most accessible entry point; longer term and renewal options available directly with the landlord.

LEASING CONTACT

Sikandar Haji

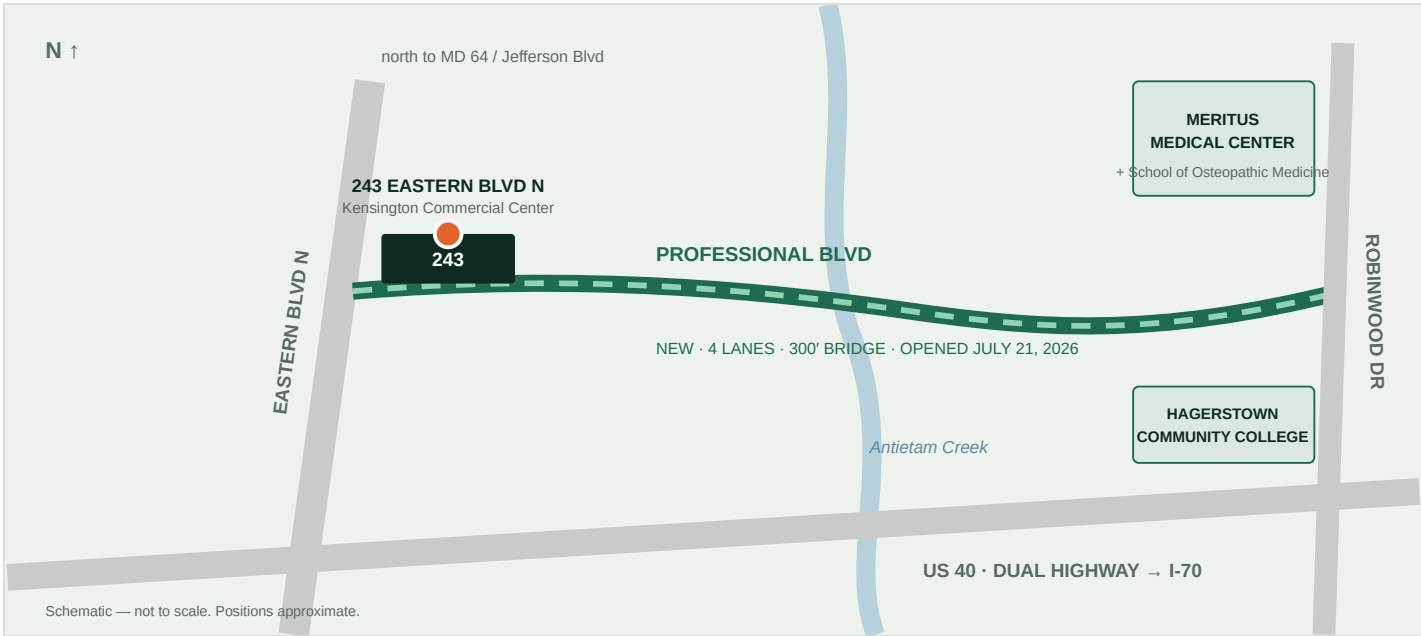
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Location & Access

243 EASTERN BLVD N · HAGERSTOWN, MD



TRAFFIC COUNTS

25,000+

Eastern Blvd N at the site
vehicles per day

MDOT SHA annual average daily traffic, approximate.

36,000

US 40 Dual Highway
at Eastern Blvd

17,000

Robinwood Drive
at the Meritus campus

DEMAND DRIVERS WITHIN TWO MILES

Meritus Medical Laboratory
Adjoining suite — 247 Eastern Blvd N

Meritus School of Osteopathic Medicine
Opened 2025 · 90 per class

Mount Aetna Technology Park
Yale Drive · in development

Meritus Medical Center
Regional hospital campus · 1 mile

Hagerstown Community College
Robinwood Drive

Weis Markets · Lidl
Grocery anchors on Eastern Blvd

TRADE AREA

County population	157,731
Households	59,818
Median household income	\$77,747

Washington County, MD — U.S. Census Bureau QuickFacts (population V2025; households and income 2020–2024 ACS).



Left to right: 243 with Meritus Medical Laboratory adjoining at 247 · storefront and illuminated sign cabinet · finished interior, rear block beyond.

The Property

KENSINGTON COMMERCIAL CENTER · BUILT 2020



SPECIFICATIONS

Demised area	1,179 SF (sealed drawings)
Storefront frontage	±20' full-height glass
Depth	±59'
Sales floor	20' × ±40' open
Rear block	Office · stock room · ADA restroom
Finished ceiling	±10' ACT, LED troffers
Flooring	New LVP plank throughout
HVAC	Dedicated 4-ton rooftop unit
Rear access	Delivery / egress door
Parking	±170 shared · surface, at the door
Zoning	CG · City of Hagerstown

Dimensions from sealed permit drawings (2025); parking per center marketing. Verify against recorded site plan.

IDEAL FOR

- Boutique & specialty retail
- Health & wellness
- Medical / dental satellite
- Tutoring & enrichment
- Salon suite / personal care
- Professional office
- Specialty food & café

SIGNAGE

Illuminated channel-letter sign cabinet on the fascia, facing Eastern Blvd N — ready for a new panel. Glass-front door with suite number and hours vinyl.

CO-TENANCY

Meritus Medical Laboratory	medical · adjoining
Sloan School of Music	education
Atomic Wings	food
Safron Bakery & Cafe	food
Little Alex's Pizzeria	food
Kalon Hair Studio	service
Royal Nails & Spa	service
A3 Capital	office
Verizon Wireless	outparcel
Subject — 243	available



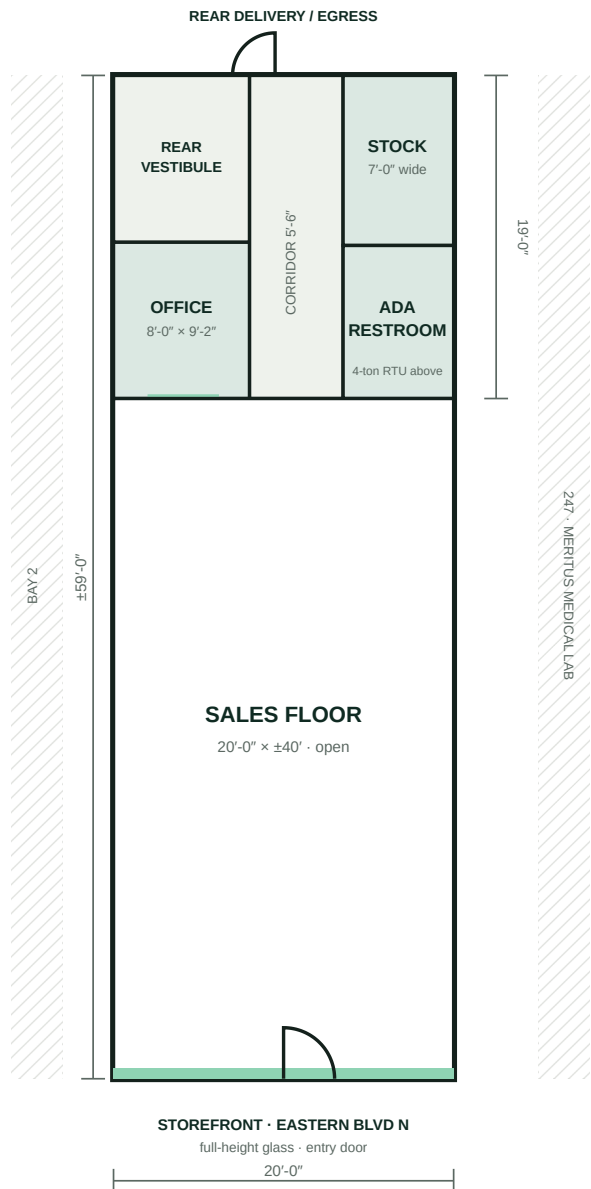
Kensington Commercial Center at dusk — front-row inline bays facing Eastern Blvd N.

WHY THIS SUITE

The center's only sub-1,500 SF availability. A tenant who wants front-row visibility without paying for 3,500 SF gets it here — finished, lit, and ready.

Floor Plan

1,179 SF · NO PARTITIONING REQUIRED



Redrawn from sealed permit drawings (Bay #3, 4-30-25).
Orientation: storefront at bottom.



Rear block from the sales floor — office window left, corridor to stock room and restroom.

EXISTING IMPROVEMENTS

Sales floor	open, 20' × ±40'
Flooring	new LVP plank
Walls	finished & painted
Ceiling & lighting	ACT grid, LED troffers
Storefront	full-height glass, entry door
Private office	enclosed, interior window
Stock room	enclosed
Restroom	ADA
HVAC	4-ton RTU, dedicated
Fire & life safety	exit signs, extinguisher, alarm
Rear door	delivery / egress
Signage	lit fascia cabinet

NO PARTITIONING NEEDED

The suite is delivered finished. Office, stock room and restroom sit in a serviced rear block behind a clean, open front room on the storefront — the layout most small retail, service and clinic users want, already built.

FIXTURES AVAILABLE

Gondola shelving (wall and island), bulk-bin wall units, checkout counter, and commercial refrigeration available to the incoming tenant — or removed for a clean handover.



Fixtures in place — available with the space.

Information contained herein has been obtained from sources believed reliable but is not guaranteed. Dimensions and areas are approximate, measured to the inside face of walls, and should be independently verified. Sublease subject to landlord consent. Subject to change or withdrawal without notice.